



Portions of the property near the South Fork Snoqualmie River are in a flood plain and provide some seasonal flooding. The existing conservation easement limits development to two additional home sites upon demolition of the existing caretaker's home.

Acquisition of the 209± acre Mountain Meadows Farm either in its entirety, or in individual parcels, is an exceptional opportunity for the ownership of a legacy estate property within a 35-minute drive of Seattle.

Auction Property #147

Main Residence on 22.22± Acres

Reserve Price: \$1,025,000

This parcel has a gated entry at 422nd Lane SE, and includes the colonial-style 7,770± square foot home with six bedrooms, six and a half bathrooms, attached five-car garage and nanny apartment. The property has a circular drive with outdoor pool, sport court and small area planted with grapes. The three-story home was built in 1995 and has been well-maintained.

The ground floor has a grand entry with two-story living room with fireplace and spectacular view of Mt. Si and outdoor patio. There is a formal dining room with large kitchen and great room with fireplace and outdoor porch. In addition, a study or library with fireplace is off the entry, with powder room and small office. The fourth fireplace in the home is in the morning room at the south end of the house, which has access to an outdoor porch. The five car garage has a covered walkway to a mud room and full bathroom by the kitchen.

The second floor features a spacious master suite with a sauna and balcony. Five additional bedrooms and four full bathrooms are on the second level and a large nanny apartment with kitchenette and full